

GROWTH CONTINUES
IN THE NORTHWEST

Many Opportunities Await
Investor In Business and
Resident Section.

RUSH BUILDING;
INVESTMENTS SAFE

Brokers Satisfied Market Is Not
Over-supplied—Investors Find
Various Features.

Are real estate investments made in
the northwest section of Washington
safe?

Money, if not literally, at least, significantly, talks, and, wherever employed, sooner or later, answers the question, "Does it pay?"

In this case, the answer is "yes." Money invested and returned in the form of interest and profits, confined either to the operations of last year or the last several years, in northwest Washington, warrants the answer. Operations of the past year, however, indicating the more recent development of the section, are more effective in determining the investor whether his money may be wisely employed at this time.

At the outset, the building inspector's office furnishes food for reflection to the investor in a comparative table showing the amounts spent on buildings in the northwest section during the fiscal years of 1907-08 and 1908-09. This table indicates an increase of \$1,800,954 in favor of the fiscal year ended, July 1, 1909, as follows:

	1907-1908	1908-1909
July	\$349,450	\$483,350
August	55,135	284,424
September	119,649	138,000
October	17,500	313,000
November	19,605	206,400
December	21,705	45,500
January	55,187	116,500
February	22,500	225,000
March	130,565	292,233
April	218,465	208,840
May	184,652	393,700
June	157,200	347,700
Totals	\$1,800,954	\$3,511,987

The increase argues a great deal for the opportunity of an investment at the present time, but it does not argue conclusively. It remains for the real estate broker to show whether the operations have flooded the market, and, consequently, weakened demand.

In the answer to the question is found the real impetus to an investment, the last stage of the talking power of money, where the sign is go ahead. Epitomized, it is this:

The market has not been oversupplied, but, on the contrary, the majority of the new buildings have been sold before being completed. Practically all of the operations of the winter, spring, and early summer have been disposed of, so that the range between supply and demand is practically the same as at the beginning of the fiscal year last summer.

With this as the situation, operations to the extent of at least \$1,000,000 may reasonably be expected to be made in the northwest section this year. The investor who gets in on the first one million will be safe. And, there is every probability that this amount may be doubled within the year, for, with more favorable conditions prevailing than was the case a year ago, the market may demand it.

Attract Eye of Investor.

Three classes of property—business, residential and suburban, attract the attention of the investor in the northwest section. While between each is to be found the distinction that exists in every city among the same classes of property, the chance of realizing profits from investments made in each varies but little. Each has contributed its proportionate share to the general increase in land values made in the northwest section during the past twelve months.

If any distinct movement has been noticeable in the relation the three classes of property bear each other it is that the business section has been gradually extending northwest at the same time advancing the residential and suburban sections. This has had the effect of stimulating business property values out of proportion to the values of the other two sections, so that there has been less available land to satisfy the northward movement in the central business district.

The purchase by the Government of the south side of Pennsylvania avenue for public buildings is more responsible than any other factor for the increased demand for property in the business area of the northwest section. In this immediate area, the lines of growth have been principally north from F street to, and including, New York avenue, and west of Seventh street to Fifteenth street. Conservatively estimated the growth has made an increase of 10 per cent in the value of property comprised in the area.

With a 10 per cent average increase recorded since the past year, 1907 will investments made in this time in the downtown business section prove profitable? is a question being generally asked.

The almost universal answer made to the question by persons closest in touch with the situation is that the business section may be expected to practically double this increase within the next two years. While the Government's Pennsylvania avenue policy has been announced, it has been only partially put into execution, and several years may reasonably be expected to elapse before its full effect in stimulating property values north of the Avenue will be felt.

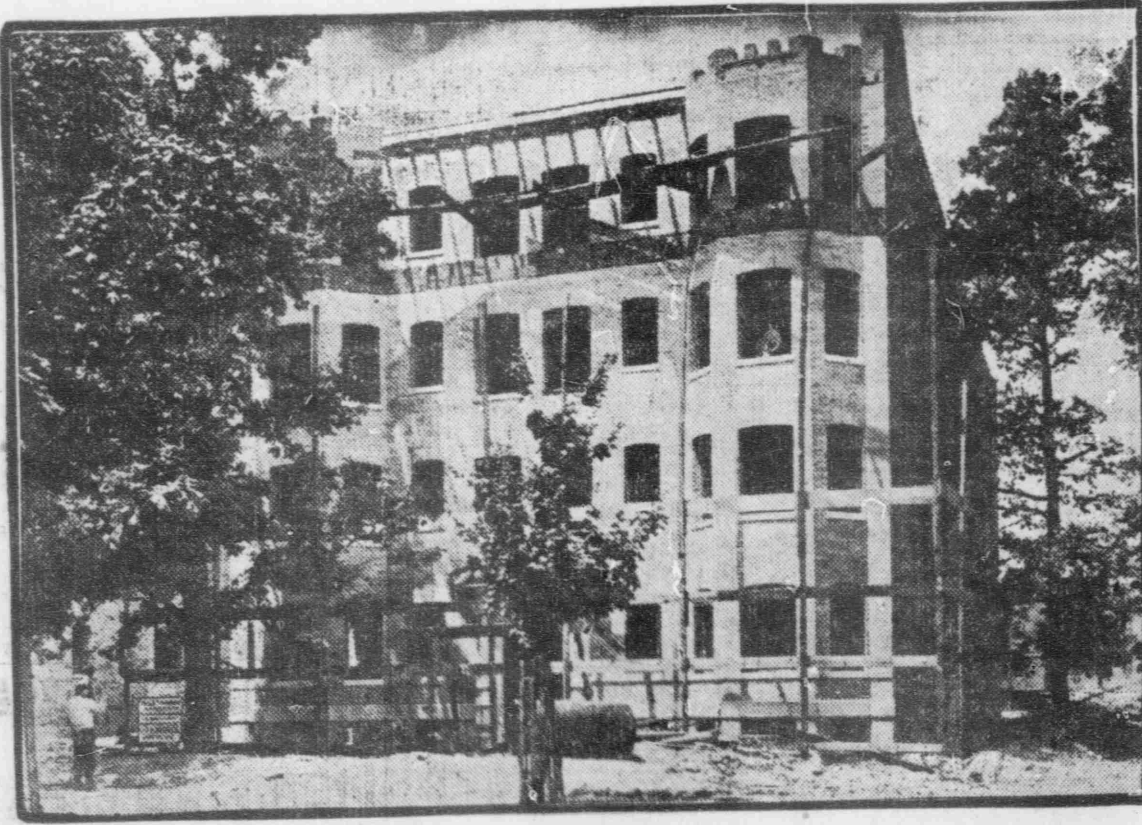
Influence Radiates North.

With the area between the streets above named constituting the core of the movement toward increased values, its influence will radiate north, east and west, as the Government pushes its operations along the avenue. So far, it has been what the Government expects to do rather than what it has done that has been responsible for the stimulation of prices.

For this reason, the investor, regardless of what part of the business section he places his money in, cannot go far wrong on his speculation.

Conditions typifying the real estate market, as it exists in the northwest section, and in Washington, generally, for what is true of one is approximately true of the other, may be found on one street in the northwest section. This thoroughfare, one of the most wonderful of any city in the United States, is Fourteenth street.

NEW STRUCTURES IN NORTHWEST OUTSKIRTS



APARTMENT HOUSES BEING ERECTED BY BATES WARREN ON COLUMBIA ROAD.



HOME OF W. M. JEWELL IN SAUL'S ADDITION, TYPE OF PIONEER HOMES IN SUBURBS OF WASHINGTON.

OLD BANK BUILDING
IS SOLD FOR \$150,000

Sale of National City Structure at That Figure Shows
Remarkable Increase in Downtown
Values.

Constituting the biggest real estate deal closed in Washington in several weeks, announcement was made today of the sale of the old National City Bank building, now occupied by the United States Trust Company, at 146 G street, for \$150,000.

The transfer of this property indicates the increase in values that has been recorded in the business section during the past two years. Five years ago the National City Bank purchased the building from the American Security and Trust Company for \$110,000.

Increases which have been recorded in land values, both before the panic of 1907 and since, but particularly since, lines drawn east and west perpendicular to where the increases are recorded along the immediate course of Fourteenth street reflect the increases recorded, respectively, in all the distinctive areas of the northwest section.

Fourteenth Street Values.

From the business section through the extended business section, from the residential section through the extended residential section and through the suburban divisions, Fourteenth street records an increase in values ranging all the way from 10 to 50 per cent. And the most remarkable feature of it all is the growth of Fourteenth street has made as a business street.

As the best suited street for business purposes west of Seventh street, Fourteenth street's expansion, already remarkable, may be said to have hardly begun. This belief, generally accepted, establishes at the outset that investments made in the northwest section, or in territory parallel to where increases have been recorded on Fourteenth street, will be reasonably safe.

The business section of Fourteenth street practically ends at Park road. From Pennsylvania avenue to Park road property increases during the past year have ranged from 10 to 25 per cent. With the trend of growth continuing northward, there is little prospect that Park road will long remain the northern terminal of Fourteenth street's business section.

This terminal point now marked by the old car barns at the corner of Park road and Fourteenth street, which are being transformed into an amusement property, however, is the end of the institution of its size in Washington. The improvements being made on the property, however, in the value of the land, are carrying out of an exclusive policy of detached houses has paid.

At Fourteenth street and Iowa avenue, in this section, a handsome church building will shortly be erected to be occupied by the Methodist Episcopal denomination.

Argyee Park Promising.

Just east of Saul's Addition is Argyee Park, which, at present, is nothing more than a wilderness, but within a few years, will be as well built up as the addition to its west. All the land in this park has been purchased by individuals, and the erection of a few homes has already been commenced. When city improvements are extended to the park, a mammoth building program will be instituted at once by the owners of the land.

The grading and macadamizing of Sixteenth street out to the Military road, beyond Saul's Addition, is being rapidly carried forward, and this will contribute no little in stimulating the values of property located in the territory through which it passes.

Two sections in which there are still numerous chances for investments, are Washington Heights and Columbia Heights. In the former, the apartment house has played a conspicuous part in the recent building development. In the latter, whole rows of moderate-priced dwellings have been erected, and sold.

With the view of setting forth local real estate conditions as they exist; of pointing out where the greatest advancement in property values has been recorded during the past year, and of indicating where the investments of the home-builder and speculator may safely be made, as gauged by the trend of this advancement, the Times begins today a series of four articles treating, separately, the four sections into which the National Capital is divided.

Today's article deals with the northwest section. Next Saturday's will deal with the northeast section, while the two succeeding Saturdays will deal with the southwest and southeast sections.

success of individual speculations have paid in the same proportion as investments made in the northwest section.

Conditions existing in the various subdivisions of the Northwest should be considered separately, and, when investments are made accordingly, there is little change of their failing.

Petworth's Success.

When Petworth was placed on the market, the price of the land was placed high. Consequently, it was a question of demand growing up to the price, which required time. That the demand has reached this point, however, has been demonstrated throughout the past year, so that investments made for purely speculative purposes in Petworth can now of being realized upon than ever before.

In addition to this, Petworth is attaining a constant growth in buildings and improvements which is increasing the value of property of all kinds in the section, and making it one of the most desirable residential localities of the northwest.

In this section, New Hampshire avenue, Randolph and Webster streets have especially figured in the building development of the past year.

Saul's Addition is another section which has recorded and is still experiencing a phenomenal building record. Here, the trend of growth, continuing northward, there is little prospect that Park road will long remain the northern terminal of Fourteenth street's business section.

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SERIES OF ARTICLES
ON REAL ESTATE

In four weeks the full real estate trade will be on. Since the opening of the September market a year ago Washington has experienced a remarkable growth, both in the extent of building operations and in the sales of unimproved ground. This record promises to be duplicated, if not surpassed, during the coming twelve months.

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mistakably point to a constant increase in the value of Chevy Chase property of every description.

With conditions practically the same regarding the opportunities for investment in northwest property, only one chance is afforded to speculate with the view of obtaining abnormal profits. This is in determining the direction of the growth of the ultra-fashionable residential section.

The strictly exclusive residential section has changed several times in its history, and it is not unlikely that there is every indication that it will change again. In fact, it may be said there was never a time when it was not moving in one direction or another.

At one time the fashionable section was in the First ward. It has now grown out to Sheridan circle, where, within a few years, there was scarcely a house. Property located near Sheridan circle now brings \$5 a foot.

Whenever the speculative investor is in a position to determine the ultimate direction this section will take, and buys in advance of its growth, he may be reasonably sure of realizing profits ranging from \$3 to \$5 a foot.

Finally considered, three observations must come to the prospective investor in sizing up the northwest section, as a whole.

First, the chance of realizing abnormal profits is small.

Second, the chance of having property deteriorate in value is reduced to a minimum.

Third, the chance of realizing a fair profit on any kind of an investment is as reasonably sure as investments ever get to be.

When will Washington's remarkable growth stop, if it ever does, is another question. Just now, the investor is interested to know whether there is a sufficient present demand to justify property being bought or improved.

The operations of the past year are conclusive that such purchases will be profitable. The demand has weakened, it has not yet made a perceptible ripple on the surface of the real estate market.

BITTER PRIMARY
ELECTION BATTLE

Democracy of Upper Marlboro, Md., Rent by Mandamus Proceedings—Unfairness Alleged.

UPPER MARLBORO, Md., July 24.—Much feeling is being shown in the primary fight which is on here this afternoon between the forces of the organization and anti-organization wings of the Democratic party. Older members of the party say that there has not been so much bitterness shown for two decades.

BUSINESS PROPERTY
IN NORTHWEST SOLD

Lot and House at 908 G Street Brings \$36,000.

One of the biggest realty sales of the week involved the transfer of the business property at 908 G street northwest. The property, which contains about 2,500 square feet and is improved by a substantial building, was sold for J. M. Lamb, by Stone & Fairfax for \$36,000. The new owner is a well-known business man who will hold the property as an investment.

The house at 190 S street northwest, which was erected several years ago by John H. Nolan from plans prepared by Architect George S. Cooper and, until recently, owned by the Mercantile Investment Company, has been sold for that corporation by Stone & Fairfax. The house contains ten rooms and a bath and will be held by the new owner as an investment.

Other sales made during the past few days by Stone & Fairfax are the following:

For Thomas W. Dalton, sixteen lots on the north side of Rock Creek Church road, near Seventh street.

For Charles King, Jr., 1700 Ontario place, Washington Heights; consideration, \$5,000.

For the Mattison estate, the brick dwelling at 127 C street southeast.

For Adam Bratt, 1830 Oregon avenue; consideration, \$5,500.

For Bertha W. Secor, 803 A street southeast; consideration, \$5,000.

For Charles W. Nye, 1025 Park road; consideration, \$5,500.

For Mrs. Bassett, 200 P street northwest; consideration, \$4,000.

For E. P. Nye, 1245 Eighth street; consideration, \$3,800.

For Mrs. Nichols, 427 Seaton place; consideration, \$4,000.

For R. W. Browne, 123 Todd place northwest; consideration, \$3,500.

NEW HOUSES SELL
WAY AHEAD OF TIME

Rapid Sales of Twelve Homes on Keefer Place Announced by Shannon & Luchs.

Fully sixty days before they will be completed, the twelve houses being erected on Keefer Place northwest have been sold through Shannon & Luchs.

Announcement to this effect, which makes another record for the rapid disposal of houses, a feature that has characterized the Capital's real estate market the past few months, has just been made.

The houses sold constitute one row of 110 residences, which are to be built in that immediate neighborhood. They are two-story, colonial types, containing six rooms and a tiled bath. The selling price is \$2,750.

It was stated today that ground will be broken next week for another row of twenty-four houses, which will be put on the market before being completed. In order to give purchasers an early opportunity to make selections as to locations.

Mr. Core and Mr. Marshall intend erecting attractive villas on the property. Mr. Marshall, who is a well-known local architect, has already prepared plans for several houses which will be built within the next few weeks.

CANNON'S NEPHEW
INJURED IN AUTO

CRAWFORDSVILLE, Ind., July 24.—John Noone, a wealthy broker of Danville, Ill., was seriously injured and O. W. Cannon, a nephew of Speaker Cannon, and Ed Gilmore miraculously escaped injury when Mr. Cannon's automobile turned turtle after leaving a ten-foot embankment on the Indianapolis road about 2 o'clock this morning. The broker was pinned under the wrecked car, but the other two passengers were thrown clear of the wreckage and had only a few minor contusions of the face and hands to show for their thrilling experience.

BUILDING PERMIT
RATES DEFENDED

Inspector Hacker Says Schedule of Fees Must Be Enforced.

In reference to the protest of a real estate firm concerning the payment of \$1 for a permit for repairs costing \$2.50, Building Inspector Morris Hacker said today that while the rate may be regarded as excessive in this instance, the schedule of fees is prescribed by act of Congress and must be enforced.

"The intention of this schedule is to make the office of the building inspector self-supporting," said Mr. Hacker. "To accomplish this it becomes necessary to charge a fee for every permit issued, and the lowest fee for any permit is \$1. Permits are required, even in minor repairs, as it is not practicable to allow such work to be carried on without inspection. This involves clerical work and the time of an inspector."

"Of course, if a man wants to put a few nails in his back fence or wood shed, a permit is not required, but if new boards or building material are added, a permit is necessary."

Fees for alterations and repairs where there is no enlargement, are as follows: One dollar for work costing \$100 or less; \$2 for work costing \$100 to \$500; \$3 for work costing from \$500 to \$1,000; \$4 for work costing from \$1,000 to \$5,000, and \$5 for each additional \$1,000 or part thereof.

HOMES ON BRYANT
STREET PURCHASED

For a total consideration of \$11,700 O. R. Evans and W. K. Houghton have bought through Shannon & Luchs the two new dwellings at 86 and 20 Bryant street northwest.

Each of the houses contains nine rooms and a bath.

TO EXTEND MAIN
IN ELDER STREET

Chevy Chase Citizens' Requests for Hydrants Are Taken Up.

The water department is preparing to extend the main in Elder street from Georgia avenue to Blair road along a right-of-way to be dedicated by owners of the adjacent property.

In reference to the request of the Chevy Chase Citizens' Association that additional fire hydrants be installed in that suburb, the association will be informed that the matter will be taken up as soon as the hydrants are received. Bids will be opened August 7.

CANOEISTS HOLD
REGATTA TODAY

The annual regatta of the Washington Canoe Club will be pulled off above the Aqueduct bridge this afternoon, the races beginning at 3 o'clock.

Arrangements have been made that a good, unobstructed view can be had from the bank of the river just above the club house, and it is expected that a large crowd will turn out for the races. A musical program will be rendered at the club house.

\$3,000 FOR HOUSE.

Mrs. Helen T. Mulloy has bought from August C. Morris, for \$3,000, one of the two-story colonial brick dwellings recently completed by Edward M. Dulin on the south side of K street, between Twenty-sixth and Twenty-seventh streets. The house has an attractive front of Flemish bond brick. Willisc, Gibbs & Daniel closed the deal.

We Offer
You

Help that helps—safe spectacle fitting—or a definite assurance that you do not need glasses

Glasses From \$1 Up.
Columbia Optical Co.
908 F St. N. W.
(South Side.)

SMALL DWELLINGS
THE BEST SELLERS

Continued Demand for Moderate-Priced Houses Feature of Market.

Another week, characterized by few real estate transactions of size, which is to be expected at this time of the year, has nevertheless served to make evident the fact that the moderate-priced house will never cease to be out of demand.

This demand, apparently, is about the most stable factor that enters anywhere into Washington's industrial interests, real estate, or otherwise.

For weeks, there has not been an apartment house of any size sold, although the construction of several has been commenced. Likewise business property has recorded a falling off in point of sales, for this is not the time of year when business property is in the greatest demand.

But the modest little dwelling of six rooms that sells from \$3,500 and up—that is a different story. If the dull market has affected this class of property, there isn't anything being said about it in the brokers' offices.

And, when the real estate man doesn't growl, it is a pretty sure sign things are going along all right.

About all the inquiries being made in the real estate offices now are for homes, and, as some of the early summer operations are being completed, the market is in good shape to satisfy the demand. Consequently, the operations are being rapidly cleaned up and room is being made for the commencement of fall building.

Another instance of houses being sold before being completed was furnished during the week when twelve residences, principally on paper, were sold through one firm. The same firm now has twenty-four more on paper, and the list has been placed on the market, although ground has not yet been broken for the structures.

That the record of the week will be duplicated for the next several weeks, until the fall trade is on in earnest, and all classes of property are more generally demanded, is anticipated by dealers.

And, while the demand continues, Washington grows; the investor gets an early return on his money and the city gets her name placed away up on the list of American cities which are recording the greatest increases in building since the panic of two years ago.

UNIQUE METHOD
OF ADVERTISING

"If the sun went down in the southwest it would cast a shadow of the Capitol dome upon Groves Park."

This is the method used by the Groves Park Company to describe the location of a tract of ground at Fifteenth street and Rhode Island avenue northwest. The property, which was bought at auction several weeks ago, was formerly transferred this week by deed to the new owners, James S. Groves and Benjamin F. Edwards.

It is now on the market as a subdivision.

REST AND
PEACE

Fall upon distracted households when Cuticura enters.

All that the fondest of mothers desires for the alleviation of her skin-tortured and disfigured infant is to be found in warm baths with

CUTICURA
SOAP

And gentle anointings with Cuticura Ointment.

Easiest Way's
The Best

COOK WITH COKE. A quick, effective fire in no time, and at very little expense. Free burning, clean.

50 Bushels Large Coke, delivered...\$2.50
40 Bushels Large Coke, delivered...\$2.00
30 Bushels Large Coke, delivered...\$1.50
20 Bushels Large Coke, delivered...\$1.00
10 Bushels Large Coke, delivered...\$.50

Washington Gaslight Co.
118 Tenth St. N. W.